HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Saint John, Moncton CMAs and Fredericton CA

Date Released: Fourth Quarter 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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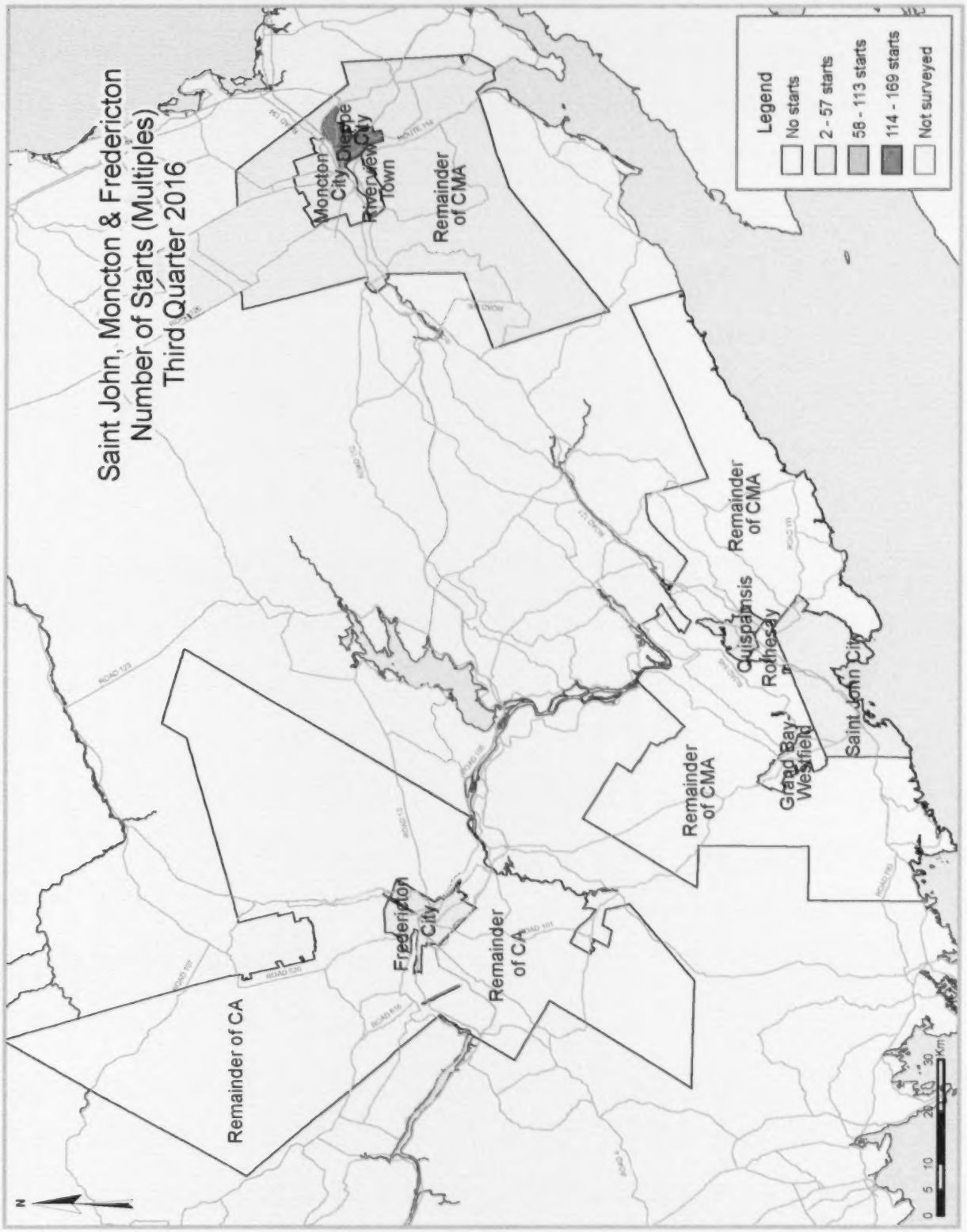
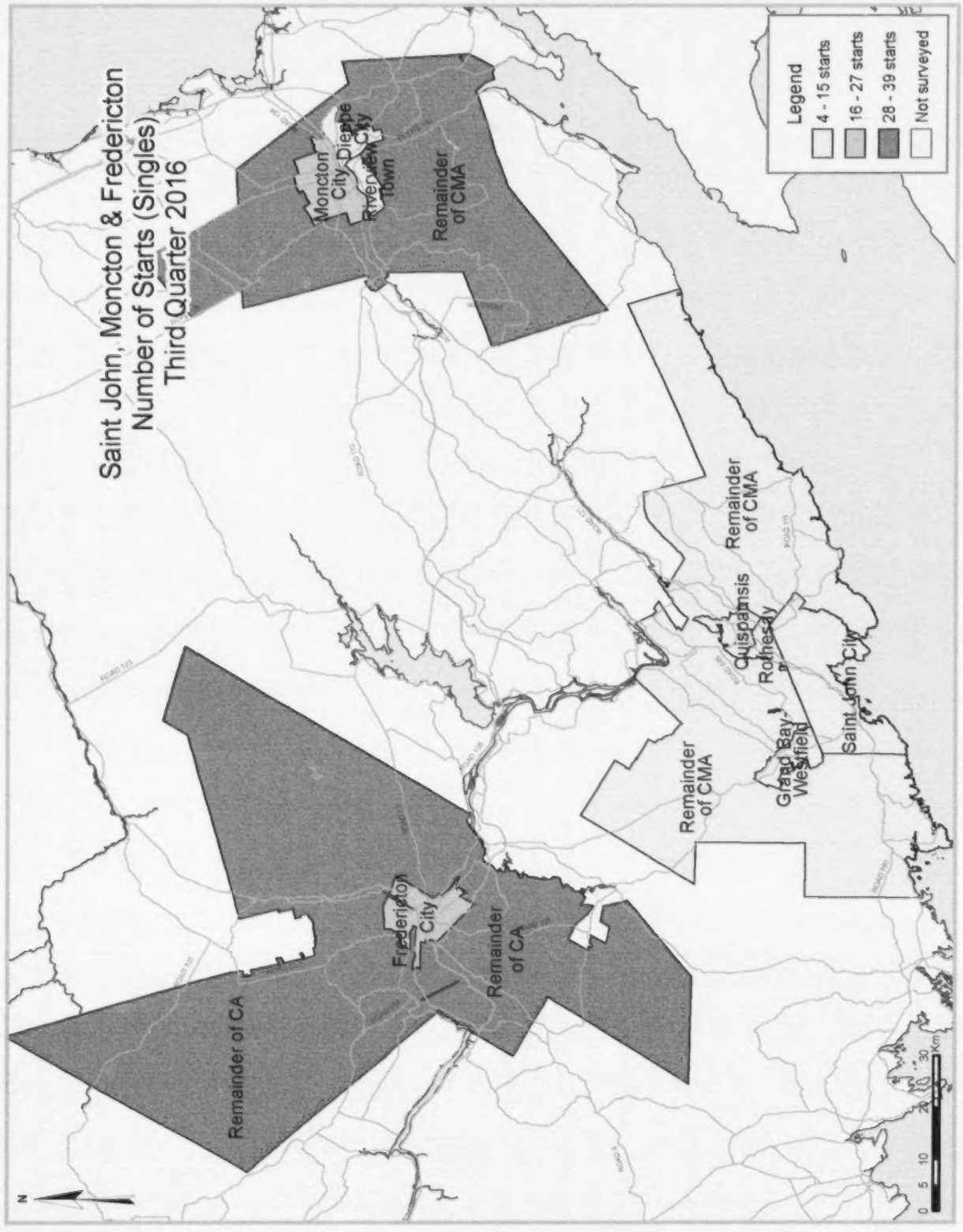
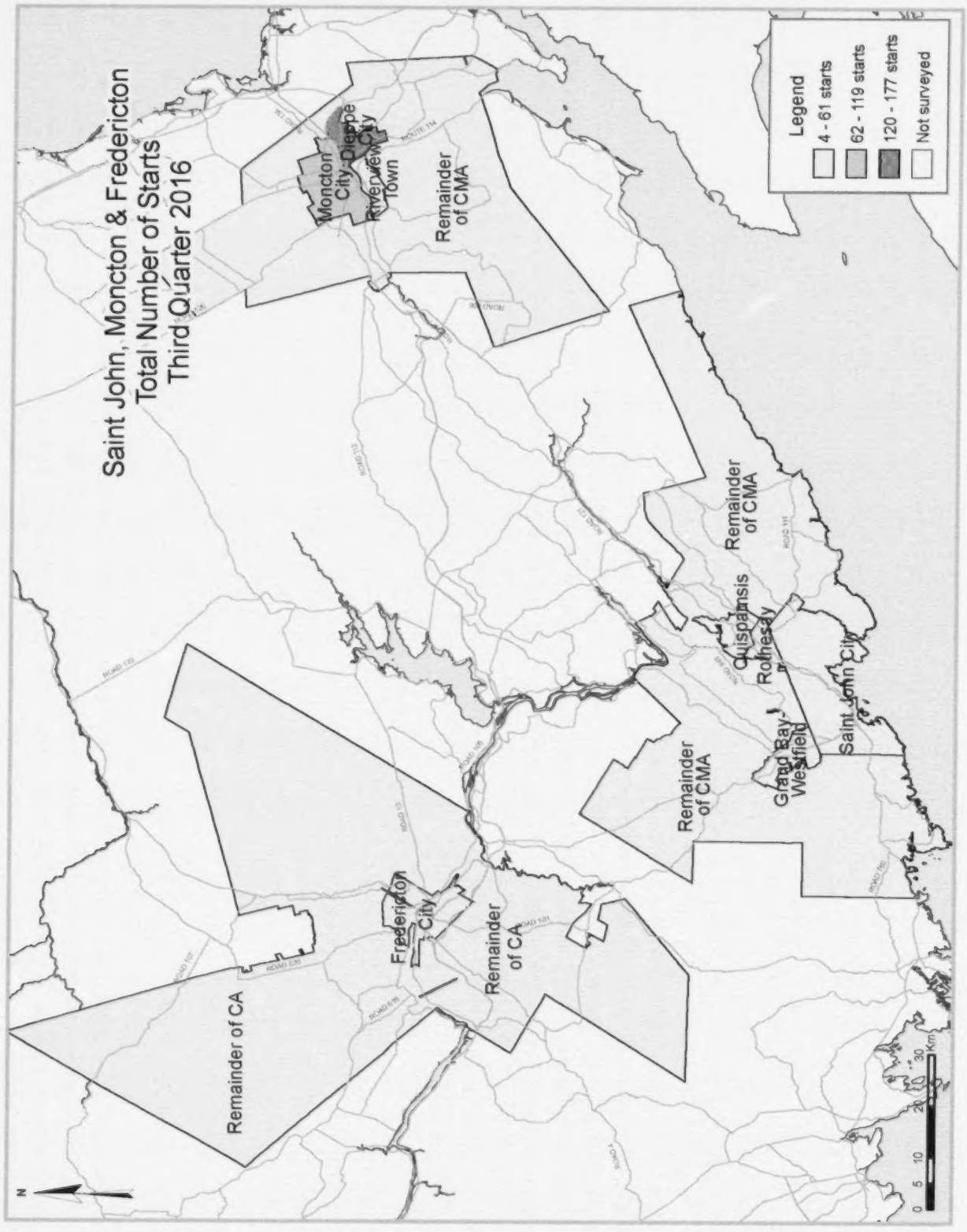
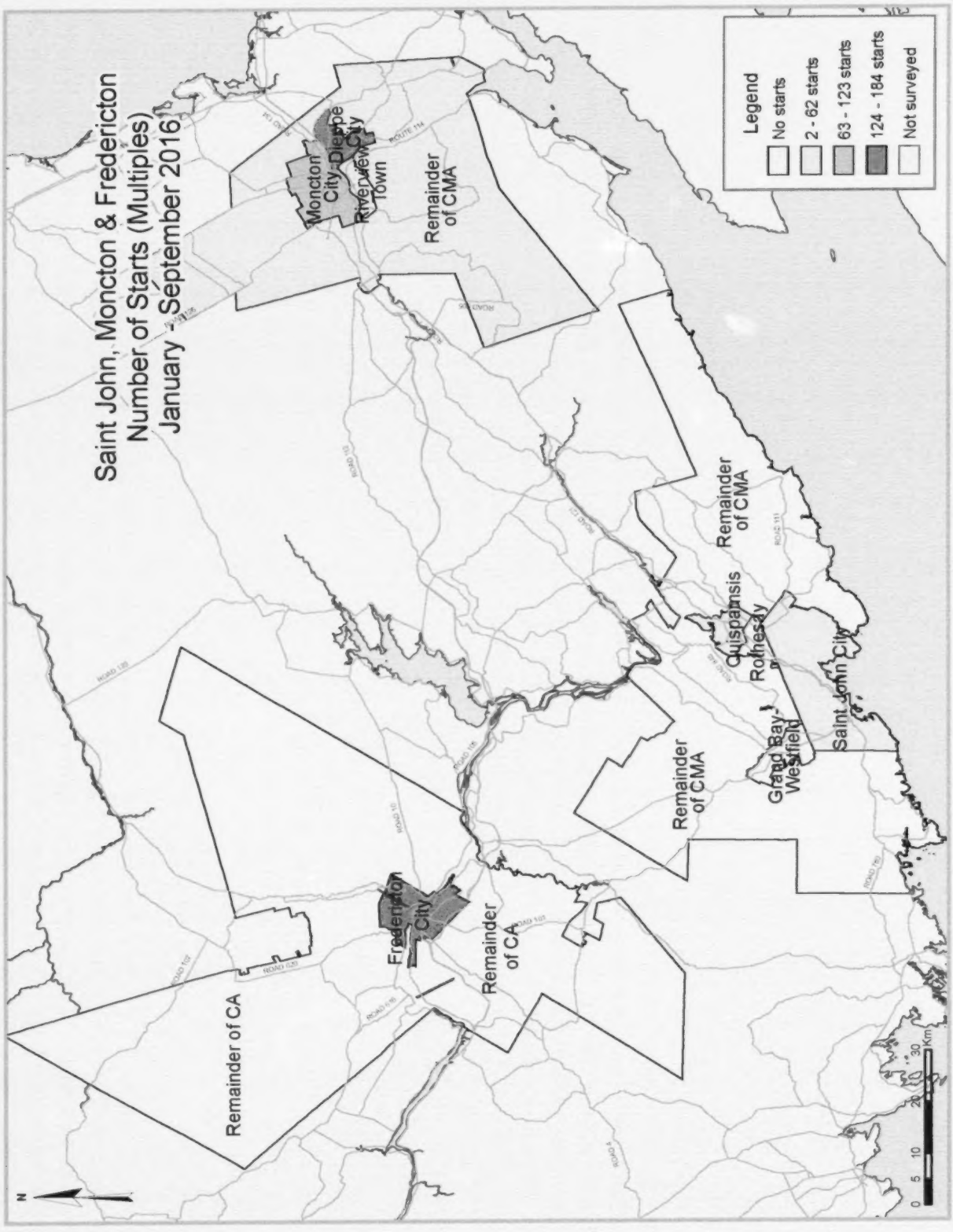
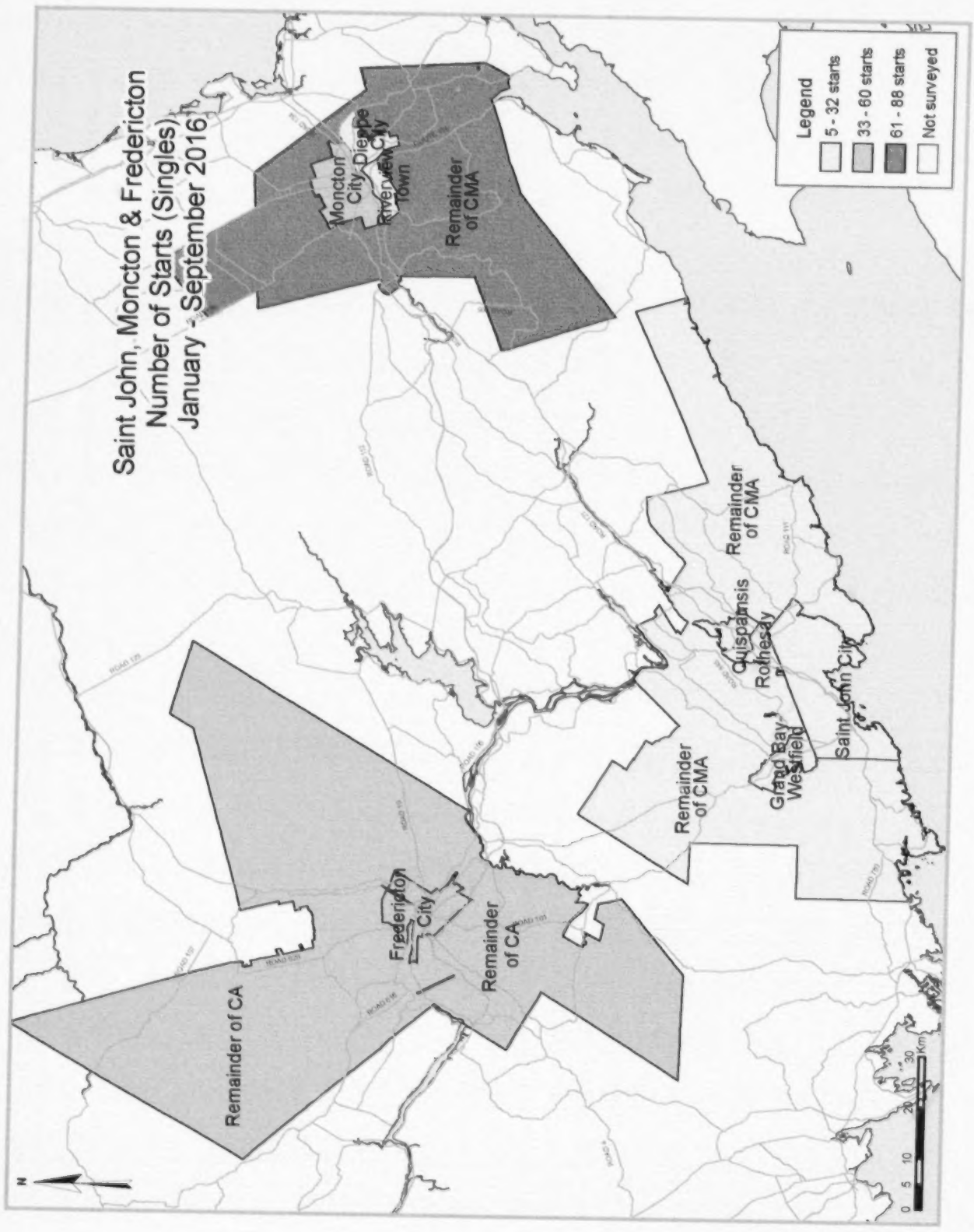
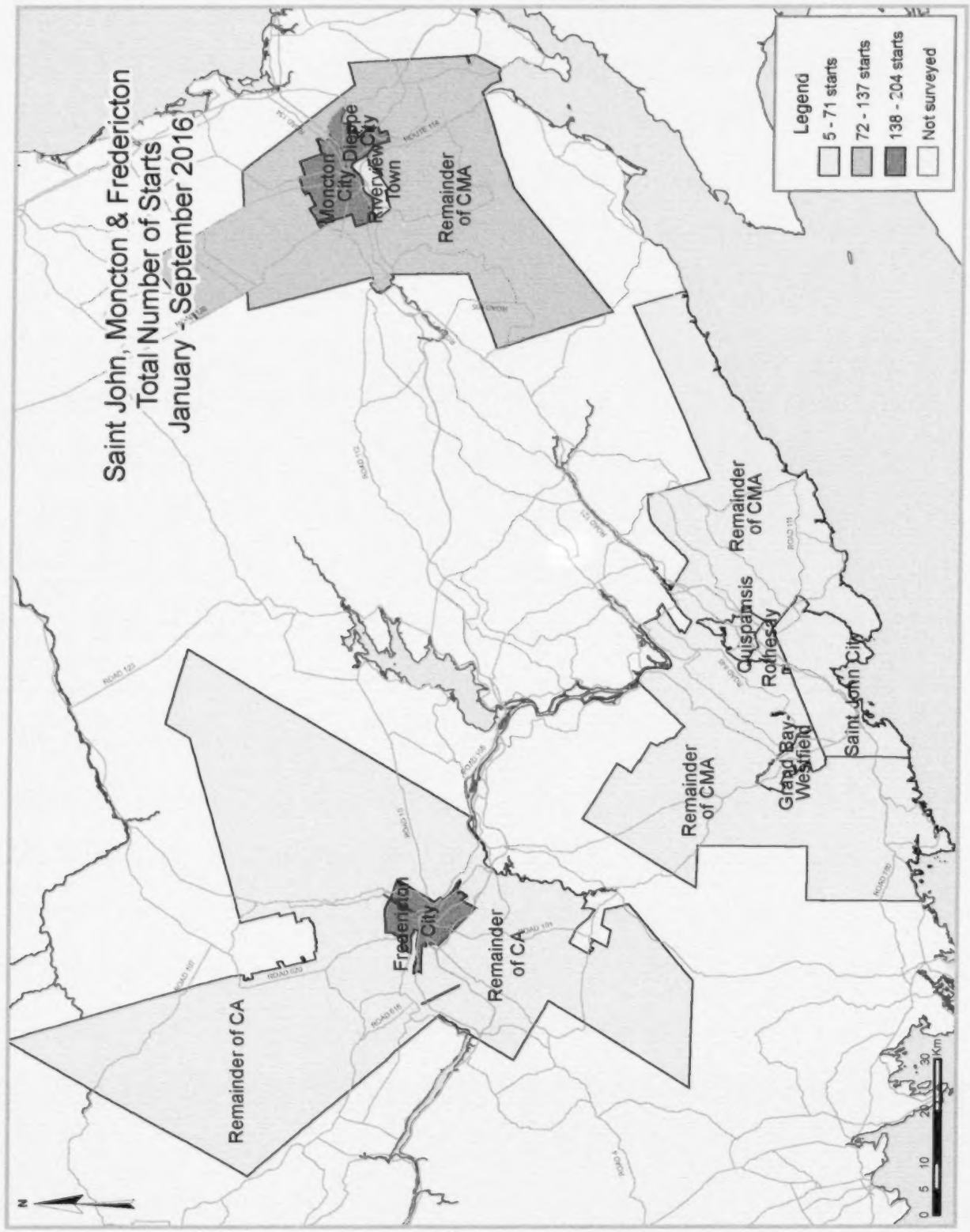

Saint John, Moncton & Fredericton
Number of Starts (Multiples)
Third Quarter 2016
Legend
No starts
2 - 57 starts
58 - 113 starts
114 - 169 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Number of Starts (Singles)
Third Quarter 2016
Legend
4 - 15 starts
16 - 27 starts
28 - 39 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Grand Bay-Westfield
Saint John City
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Total Number of Starts
Third Quarter 2016
Legend
4 - 61 starts
62 - 119 starts
120 - 177 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Number of Starts (Multiples)
January - September 2016
Legend
No starts
2 - 62 starts
63 - 123 starts
124 - 184 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Number of Starts (Singles)
January - September 2016
Legend
5 - 32 starts
33 - 60 starts
61 - 88 starts
Not surveyed
Moncton City
Dieppe
Riverview
New Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Total Number of Starts
January - September 2016
Legend
5 - 71 starts
72 - 137 starts
138 - 204 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2016								
Saint John CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	July 2016	Aug. 2016	Sept. 2016	July 2016	Aug. 2016	Sept. 2016
Single-Detached	127	130	96	140	112	142	142	140
Multiples	109	95	24	-	60	10	10	20
Total	236	225	120	140	172	152	152	160
	Quarterly SAAR		Actual			YTD		
	2016 Q2	2016 Q3	2015 Q3	2016 Q3	% change	2015 Q3	2016 Q3	% change
Single-Detached	169	120	58	39	-32.8%	98	100	2.0%
Multiples	12	28	78	7	-91.0%	83	10	-88.0%
Total	181	148	136	46	-66.2%	181	110	-39.2%

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2016								
Moncton CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	July 2016	Aug. 2016	Sept. 2016	July 2016	Aug. 2016	Sept. 2016
Single-Detached	262	243	192	179	288	243	255	269
Multiples	590	349	252	588	2,040	186	284	620
Total	852	592	444	767	2,328	429	539	889
	Quarterly SAAR		Actual			YTD		
	2016 Q2	2016 Q3	2015 Q3	2016 Q3	% change	2015 Q3	2016 Q3	% change
Single-Detached	335	218	97	78	-19.6%	178	181	1.7%
Multiples	230	924	122	240	96.7%	240	312	30.0%
Total	565	1,142	219	318	45.2%	418	493	17.9%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Saint John CMA
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2016	38	4	3	0	0	0	1	0	46
Q3 2015	56	3	4	0	0	0	2	71	136
% Change	-32.1	33.3	-25.0	n/a	n/a	n/a	-50.0	-100.0	-66.2
Year-to-date 2016	93	6	3	0	0	0	7	1	110
Year-to-date 2015	93	7	4	0	0	0	5	72	181
% Change	0.0	-14.3	-25.0	n/a	n/a	n/a	40.0	-98.6	-39.2
UNDER CONSTRUCTION									
Q3 2016	95	10	9	0	0	0	4	7	125
Q3 2015	107	15	19	0	0	0	3	155	299
% Change	-11.2	-33.3	-52.6	n/a	n/a	n/a	33.3	-95.5	-58.2
COMPLETIONS									
Q3 2016	32	2	4	0	0	0	4	75	117
Q3 2015	21	0	4	0	0	0	1	0	26
% Change	52.4	n/a	0.0	n/a	n/a	n/a	**	n/a	**
Year-to-date 2016	94	12	11	0	0	0	7	139	263
Year-to-date 2015	72	6	7	0	0	0	5	0	90
% Change	30.6	100.0	57.1	n/a	n/a	n/a	40.0	n/a	192.2
COMPLETED & NOT ABSORBED									
Q3 2016	7	0	3	0	0	2	n/a	n/a	12
Q3 2015	6	2	0	0	0	2	n/a	n/a	10
% Change	16.7	-100.0	n/a	n/a	n/a	0.0	n/a	n/a	20.0
ABSORBED									
Q3 2016	32	0	4	0	0	0	n/a	n/a	36
Q3 2015	25	0	5	0	0	0	n/a	n/a	30
% Change	28.0	n/a	-20.0	n/a	n/a	n/a	n/a	n/a	20.0
Year-to-date 2016	93	12	8	0	0	0	n/a	n/a	113
Year-to-date 2015	75	10	8	0	0	1	n/a	n/a	94
% Change	24.0	20.0	0.0	n/a	n/a	-100.0	n/a	n/a	20.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Moncton CMA
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2016	69	38	44	1	0	0	8	158	318
Q3 2015	89	82	20	1	0	10	7	2	219
% Change	-22.5	-53.7	120.0	0.0	n/a	-100.0	14.3	**	45.2
Year-to-date 2016	158	80	48	2	0	0	21	184	493
Year-to-date 2015	153	104	37	7	0	10	18	57	418
% Change	3.3	-23.1	29.7	-71.4	n/a	-100.0	16.7	**	17.9
UNDER CONSTRUCTION									
Q3 2016	159	88	52	8	0	10	15	208	540
Q3 2015	179	138	41	5	6	34	19	340	794
% Change	-11.2	-36.2	26.8	60.0	-100.0	-70.6	-21.1	-38.8	-32.0
COMPLETIONS									
Q3 2016	55	40	31	1	6	0	14	24	171
Q3 2015	49	24	13	2	7	0	3	82	180
% Change	12.2	66.7	138.5	-50.0	-14.3	n/a	**	-70.7	-5.0
Year-to-date 2016	180	130	54	3	6	0	28	444	845
Year-to-date 2015	178	110	44	2	11	0	12	114	471
% Change	1.1	18.2	22.7	50.0	-45.5	n/a	133.3	**	79.4
COMPLETED & NOT ABSORBED									
Q3 2016	17	18	9	0	4	5	n/a	n/a	53
Q3 2015	0	18	8	0	5	21	n/a	n/a	52
% Change	n/a	0.0	12.5	n/a	-20.0	-76.2	n/a	n/a	1.9
ABSORBED									
Q3 2016	39	34	25	1	1	16	n/a	n/a	116
Q3 2015	50	29	17	2	8	28	n/a	n/a	134
% Change	-22.0	17.2	47.1	-50.0	-87.5	-42.9	n/a	n/a	-13.4
Year-to-date 2016	163	128	49	3	2	16	n/a	n/a	361
Year-to-date 2015	179	119	42	2	17	30	n/a	n/a	389
% Change	-8.9	7.6	16.7	50.0	-88.2	-46.7	n/a	n/a	-7.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Fredericton CA
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2016	50	0	9	0	0	0	2	24	87
Q3 2015	104	10	0	0	0	0	6	47	183
% Change	-51.9	-100.0	n/a	n/a	n/a	n/a	-66.7	-48.9	-52.5
Year-to-date 2016	96	2	29	0	0	48	15	60	252
Year-to-date 2015	129	14	6	0	0	0	42	47	254
% Change	-25.6	-85.7	**	n/a	n/a	n/a	-64.3	27.7	-0.8
UNDER CONSTRUCTION									
Q3 2016	78	4	17	0	0	48	6	153	308
Q3 2015	125	20	6	0	0	0	36	194	397
% Change	-37.6	-80.0	183.3	n/a	n/a	n/a	-83.3	-21.1	-22.4
COMPLETIONS									
Q3 2016	37	4	4	0	0	0	9	84	138
Q3 2015	23	2	8	0	0	0	4	12	49
% Change	60.9	100.0	-50.0	n/a	n/a	n/a	125.0	**	181.6
Year-to-date 2016	153	8	10	0	0	0	52	199	422
Year-to-date 2015	131	8	34	0	15	0	7	63	258
% Change	16.8	0.0	-70.6	n/a	-100.0	n/a	**	**	63.6
COMPLETED & NOT ABSORBED									
Q3 2016	14	4	6	0	0	51	n/a	n/a	75
Q3 2015	18	4	18	0	1	54	n/a	n/a	95
% Change	-22.2	0.0	-66.7	n/a	-100.0	-5.6	n/a	n/a	-21.1
ABSORBED									
Q3 2016	43	5	10	0	1	0	n/a	n/a	59
Q3 2015	22	3	11	0	0	2	n/a	n/a	38
% Change	95.5	66.7	-9.1	n/a	n/a	-100.0	n/a	n/a	55.3
Year-to-date 2016	152	8	18	0	1	3	n/a	n/a	182
Year-to-date 2015	136	8	27	0	14	3	n/a	n/a	188
% Change	11.8	0.0	-33.3	n/a	-92.9	0.0	n/a	n/a	-3.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Saint John City									
Q3 2016	8	0	3	0	0	0	0	0	11
Q3 2015	6	0	0	0	0	0	0	36	42
Grand Bay-Westfield									
Q3 2016	4	0	0	0	0	0	0	0	4
Q3 2015	3	0	0	0	0	0	0	0	3
Quispamsis									
Q3 2016	12	4	0	0	0	0	1	0	17
Q3 2015	24	1	0	0	0	0	2	2	29
Rothesay									
Q3 2016	5	0	0	0	0	0	0	0	5
Q3 2015	7	0	4	0	0	0	0	33	44
Remainder of Saint John CMA									
Q3 2016	9	0	0	0	0	0	0	0	9
Q3 2015	16	2	0	0	0	0	0	0	18
Saint John CMA									
Q3 2016	38	4	3	0	0	0	1	0	46
Q3 2015	56	3	4	0	0	0	2	71	136
Moncton City									
Q3 2016	22	16	40	1	0	0	2	1	82
Q3 2015	27	54	0	1	0	10	4	1	97
Dieppe City									
Q3 2016	8	14	0	0	0	0	0	155	177
Q3 2015	15	14	8	0	0	0	2	0	39
Riverview Town									
Q3 2016	1	8	4	0	0	0	5	0	18
Q3 2015	5	14	8	0	0	0	1	0	36
Remainder of Moncton CMA									
Q3 2016	38	0	0	0	0	0	1	2	41
Q3 2015	42	0	4	0	0	0	0	1	47
Moncton CMA									
Q3 2016	69	38	44	1	0	0	8	158	318
Q3 2015	89	82	20	1	0	10	7	2	219
Fredericton City									
Q3 2016	19	0	9	0	0	0	1	24	55
Q3 2015	32	8	0	0	0	0	4	47	107
Remainder of Fredericton CA									
Q3 2016	31	0	0	0	0	0	1	0	32
Q3 2015	72	2	0	0	0	0	2	0	76
Fredericton CA									
Q3 2016	50	0	9	0	0	0	2	24	87
Q3 2015	104	10	0	0	0	0	6	47	183

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Saint John City									
Q3 2016	30	6	9	0	0	0	3	7	55
Q3 2015	13	8	8	0	0	0	2	119	150
Grand Bay-Westfield									
Q3 2016	8	0	0	0	0	0	0	0	8
Q3 2015	7	0	3	0	0	0	0	0	10
Quispamsis									
Q3 2016	24	4	0	0	0	0	1	0	29
Q3 2015	38	3	0	0	0	0	1	3	45
Rothesay									
Q3 2016	13	0	0	0	0	0	0	0	13
Q3 2015	16	2	8	0	0	0	0	33	59
Remainder of Saint John CMA									
Q3 2016	20	0	0	0	0	0	0	0	20
Q3 2015	33	2	0	0	0	0	0	0	35
Saint John CMA									
Q3 2016	95	10	9	0	0	0	4	7	125
Q3 2015	107	15	19	0	0	0	3	155	299
Moncton City									
Q3 2016	48	56	40	8	0	10	4	26	192
Q3 2015	54	88	9	5	0	10	7	339	512
Dieppe City									
Q3 2016	16	22	4	0	0	0	4	156	202
Q3 2015	35	30	20	0	0	24	6	0	139
Riverview Town									
Q3 2016	12	10	8	0	0	0	6	24	60
Q3 2015	21	18	8	0	6	0	4	0	65
Remainder of Moncton CMA									
Q3 2016	83	0	0	0	0	0	1	2	86
Q3 2015	68	2	4	0	0	0	2	1	77
Moncton CMA									
Q3 2016	159	88	52	8	0	10	15	208	540
Q3 2015	179	138	41	5	6	34	19	340	794
Fredericton City									
Q3 2016	42	4	17	0	0	48	5	153	271
Q3 2015	50	16	6	0	0	0	36	194	318
Remainder of Fredericton CA									
Q3 2016	34	0	0	0	0	0	1	0	35
Q3 2015	75	4	0	0	0	0	0	0	79
Fredericton CA									
Q3 2016	78	4	17	0	0	48	6	153	308
Q3 2015	125	20	6	0	0	0	36	194	397

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Saint John City									
Q3 2016	3	2	0	0	0	0	2	42	49
Q3 2015	3	0	4	0	0	0	0	0	7
Grand Bay-Westfield									
Q3 2016	1	0	0	0	0	0	0	0	1
Q3 2015	1	0	0	0	0	0	0	0	1
Quispamsis									
Q3 2016	10	0	0	0	0	0	2	0	12
Q3 2015	12	0	0	0	0	0	1	0	13
Rothesay									
Q3 2016	9	0	4	0	0	0	0	33	46
Q3 2015	3	0	0	0	0	0	0	0	3
Remainder of Saint John CMA									
Q3 2016	9	0	0	0	0	0	0	0	9
Q3 2015	2	0	0	0	0	0	0	0	2
Saint John CMA									
Q3 2016	32	2	4	0	0	0	4	75	117
Q3 2015	21	0	4	0	0	0	1	0	26
Moncton City									
Q3 2016	16	22	7	1	0	0	6	0	52
Q3 2015	10	16	0	2	4	0	1	32	65
Dieppe City									
Q3 2016	15	12	20	0	0	0	0	0	47
Q3 2015	11	6	13	0	3	0	0	50	83
Riverview Town									
Q3 2016	11	4	4	0	6	0	4	24	53
Q3 2015	5	2	0	0	0	0	2	0	9
Remainder of Moncton CMA									
Q3 2016	12	2	0	0	0	0	4	0	18
Q3 2015	23	0	0	0	0	0	0	0	23
Moncton CMA									
Q3 2016	55	40	31	1	6	0	14	24	171
Q3 2015	49	24	13	2	7	0	3	82	180
Fredericton City									
Q3 2016	11	2	4	0	0	0	9	84	110
Q3 2015	6	2	8	0	0	0	2	12	30
Remainder of Fredericton CA									
Q3 2016	25	2	0	0	0	0	0	0	27
Q3 2015	17	0	0	0	0	0	2	0	19
Fredericton CA									
Q3 2016	37	4	4	0	0	0	9	84	138
Q3 2015	23	2	8	0	0	0	4	12	49

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Saint John City									
Q3 2016	2	0	3	0	0	2	n/a	n/a	7
Q3 2015	4	2	0	0	0	2	n/a	n/a	8
Grand Bay-Westfield									
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
Quispamsis									
Q3 2016	2	0	0	0	0	0	n/a	n/a	2
Q3 2015	1	0	0	0	0	0	n/a	n/a	1
Rothesay									
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Q3 2015	1	0	0	0	0	0	n/a	n/a	1
Remainder of Saint John CMA									
Q3 2016	3	0	0	0	0	0	n/a	n/a	3
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
Saint John CMA									
Q3 2016	7	0	3	0	0	2	n/a	n/a	12
Q3 2015	6	2	0	0	0	2	n/a	n/a	10
Moncton City									
Q3 2016	6	9	0	0	0	5	n/a	n/a	20
Q3 2015	0	15	0	0	0	20	n/a	n/a	35
Dieppe City									
Q3 2016	3	6	7	0	4	0	n/a	n/a	20
Q3 2015	0	1	8	0	5	0	n/a	n/a	14
Riverview Town									
Q3 2016	8	2	2	0	0	0	n/a	n/a	12
Q3 2015	0	2	0	0	0	1	n/a	n/a	3
Remainder of Moncton CMA									
Q3 2016	0	1	0	0	0	0	n/a	n/a	1
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
Moncton CMA									
Q3 2016	17	18	9	0	4	5	n/a	n/a	53
Q3 2015	0	18	8	0	5	21	n/a	n/a	52
Fredericton City									
Q3 2016	10	4	6	0	0	51	n/a	n/a	71
Q3 2015	14	4	18	0	1	54	n/a	n/a	91
Remainder of Fredericton CA									
Q3 2016	3	0	0	0	0	0	n/a	n/a	3
Q3 2015	4	0	0	0	0	0	n/a	n/a	4
Fredericton CA									
Q3 2016	14	4	6	0	0	51	n/a	n/a	75
Q3 2015	18	4	18	0	1	54	n/a	n/a	95

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Saint John City									
Q3 2016	4	0	0	0	0	0	n/a	n/a	4
Q3 2015	3	0	5	0	0	0	n/a	n/a	8
Grand Bay-Westfield									
Q3 2016	1	0	0	0	0	0	n/a	n/a	1
Q3 2015	1	0	0	0	0	0	n/a	n/a	1
Quispamsis									
Q3 2016	10	0	0	0	0	0	n/a	n/a	10
Q3 2015	15	0	0	0	0	0	n/a	n/a	15
Rothesay									
Q3 2016	10	0	4	0	0	0	n/a	n/a	14
Q3 2015	2	0	0	0	0	0	n/a	n/a	2
Remainder of Saint John CMA									
Q3 2016	7	0	0	0	0	0	n/a	n/a	7
Q3 2015	4	0	0	0	0	0	n/a	n/a	4
Saint John CMA									
Q3 2016	32	0	4	0	0	0	n/a	n/a	36
Q3 2015	25	0	5	0	0	0	n/a	n/a	30
Moncton City									
Q3 2016	10	21	7	1	0	15	n/a	n/a	54
Q3 2015	10	19	0	2	4	26	n/a	n/a	61
Dieppe City									
Q3 2016	12	10	16	0	1	0	n/a	n/a	39
Q3 2015	11	6	17	0	4	0	n/a	n/a	38
Riverview Town									
Q3 2016	4	2	2	0	0	1	n/a	n/a	9
Q3 2015	6	4	0	0	0	2	n/a	n/a	12
Remainder of Moncton CMA									
Q3 2016	12	1	0	0	0	0	n/a	n/a	13
Q3 2015	23	0	0	0	0	0	n/a	n/a	23
Moncton CMA									
Q3 2016	39	34	25	1	1	16	n/a	n/a	116
Q3 2015	50	29	17	2	8	28	n/a	n/a	134
Fredericton City									
Q3 2016	15	3	10	0	1	0	n/a	n/a	29
Q3 2015	7	3	11	0	0	2	n/a	n/a	23
Remainder of Fredericton CA									
Q3 2016	27	2	0	0	0	0	n/a	n/a	29
Q3 2015	15	0	0	0	0	0	n/a	n/a	15
Fredericton CA									
Q3 2016	43	5	10	0	1	0	n/a	n/a	59
Q3 2015	22	3	11	0	0	2	n/a	n/a	38

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Saint John CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	123	9	14	0	0	0	7	72	225
% Change	1.7	-55.0	40.0	n/a	n/a	n/a	16.7	-8.9	-4.7
2014	121	20	10	0	0	0	6	79	236
% Change	-10.4	-23.1	-33.3	n/a	n/a	n/a	20.0	-16.8	-14.5
2013	135	26	15	0	0	0	5	95	276
% Change	-27.4	44.4	15.4	n/a	n/a	n/a	25.0	-29.1	-22.3
2012	186	18	13	0	0	0	4	134	355
% Change	-14.3	-47.1	-50.0	n/a	-100.0	n/a	33.3	71.8	-1.7
2011	217	34	26	0	3	0	3	78	361
% Change	-36.2	70.0	-39.5	n/a	n/a	-100.0	-62.5	-51.6	-44.7
2010	340	20	43	0	0	81	8	161	653
% Change	-7.9	-63.0	-8.5	n/a	-100.0	**	n/a	1.9	-0.9
2009	369	54	47	0	16	15	0	158	659
% Change	-24.1	-37.2	-46.0	n/a	n/a	n/a	-100.0	-3.7	-20.8
2008	486	86	87	0	0	0	9	164	832
% Change	18.0	87.0	-1.1	n/a	-100.0	n/a	n/a	18.8	21.1
2007	412	46	88	0	3	0	0	138	687
% Change	14.1	53.3	29.4	n/a	-25.0	-100.0	-100.0	68.3	21.6
2006	361	30	68	0	4	13	5	82	565

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Moncton CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	207	122	64	11	0	10	25	121	592
% Change	-17.9	-42.5	48.8	n/a	-100.0	n/a	150.0	-62.7	-30.5
2014	252	212	43	0	11	0	10	324	852
% Change	7.2	-1.9	30.3	n/a	37.5	n/a	-56.5	-18.2	-6.5
2013	235	216	33	0	8	0	23	396	911
% Change	-30.5	-39.7	-47.6	n/a	**	n/a	-11.5	-22.4	-29.8
2012	338	358	63	0	2	0	26	510	1,297
% Change	-8.2	5.9	3.3	n/a	-50.0	-100.0	0.0	43.3	8.6
2011	368	338	61	0	4	41	26	356	1,194
% Change	-18.0	-13.3	-10.3	n/a	-80.0	n/a	4.0	-20.5	-14.7
2010	449	390	68	0	20	0	25	448	1,400
% Change	15.4	15.4	58.1	n/a	-25.9	-100.0	-44.4	**	43.9
2009	389	338	43	0	27	14	45	117	973
% Change	-27.7	-24.2	16.2	n/a	-3.6	**	60.7	-58.1	-28.4
2008	538	446	37	0	28	3	28	279	1,359
% Change	-12.5	6.2	-22.9	n/a	180.0	-92.5	-46.2	16.3	-4.6
2007	615	420	48	0	10	40	52	240	1,425
% Change	17.6	8.8	-48.4	n/a	25.0	**	-31.6	-26.4	0.6
2006	523	386	93	0	8	4	76	326	1,416

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts of Fredericton CA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	167	14	6	0	0	0	44	125	376
% Change	-34.5	-22.2	100.0	n/a	n/a	-100.0	**	45.3	-5.5
2014	255	18	3	0	0	12	13	86	398
% Change	-15.6	-10.0	-90.3	n/a	-100.0	n/a	-50.0	-69.2	-40.9
2013	302	20	31	0	15	0	26	279	673
% Change	-14.2	-23.1	-36.7	n/a	n/a	n/a	73.3	45.3	6.2
2012	352	26	49	0	0	0	15	192	634
% Change	7.6	-7.1	-50.0	n/a	n/a	-100.0	25.0	-14.7	-13.2
2011	327	28	98	0	0	40	12	225	730
% Change	-3.8	55.6	36.1	n/a	-100.0	-13.0	-60.0	25.7	5.2
2010	340	18	72	0	9	46	30	179	694
% Change	-7.4	12.5	80.0	n/a	28.6	-52.6	-53.8	9.8	-8.1
2009	367	16	40	0	7	97	65	163	755
% Change	-14.5	-11.1	-41.2	n/a	-46.2	169.4	41.3	85.2	8.2
2008	429	18	68	0	13	36	46	88	698
% Change	9.4	12.5	51.1	n/a	-38.1	-10.0	-16.4	31.3	9.7
2007	392	16	45	0	21	40	55	67	636
% Change	22.5	-42.9	-43.8	n/a	-44.7	-64.0	-25.7	13.6	-10.4
2006	320	28	80	0	38	111	74	59	710

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Saint John CMA	39	58	4	3	3	4	0	71	46	136	-66.2
Saint John City	8	6	0	0	3	0	0	36	11	42	-73.8
Grand Bay-Westfield	4	3	0	0	0	0	0	0	4	3	33.3
Quispamsis	13	26	4	1	0	0	0	2	17	29	-41.4
Rothesay	5	7	0	0	0	4	0	33	5	44	-88.6
Remainder of CMA	9	16	0	2	0	0	0	0	9	18	-50.0
Moncton CMA	78	97	38	82	44	12	158	28	318	219	45.2
Moncton City	25	32	16	54	40	0	1	11	82	97	-15.5
Dieppe City	8	17	14	14	0	8	155	0	177	39	**
Riverview Town	6	6	8	14	4	0	0	16	18	36	-50.0
Remainder of Moncton CMA	39	42	0	0	0	4	2	1	41	47	-12.8
Fredericton CA	52	110	0	10	9	0	26	63	87	183	-52.5
Fredericton City	20	36	0	8	9	0	26	63	55	107	-48.6
Remainder of Fredericton CA	32	74	0	2	0	0	0	0	32	76	-57.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Saint John CMA	100	98	6	7	3	4	1	72	110	181	-39.2
Saint John City	30	10	2	2	3	0	1	36	36	48	-25.0
Grand Bay-Westfield	5	5	0	0	0	0	0	0	5	5	0.0
Quispamsis	28	44	4	1	0	0	0	3	32	48	-33.3
Rothesay	18	17	0	2	0	4	0	33	18	56	-67.9
Remainder of CMA	19	22	0	2	0	0	0	0	19	24	-20.8
Moncton CMA	181	178	80	104	48	29	184	107	493	418	17.9
Moncton City	53	59	46	68	40	5	2	66	141	198	-28.8
Dieppe City	20	31	24	22	4	20	156	24	204	97	110.3
Riverview Town	19	17	10	14	4	0	24	16	57	47	21.3
Remainder of Moncton CMA	88	70	0	0	0	4	2	1	90	75	20.0
Fredericton CA	106	138	2	14	34	39	110	63	252	254	-0.8
Fredericton City	50	51	2	12	34	39	110	63	196	165	18.8
Remainder of Fredericton CA	54	87	0	2	0	0	0	0	54	89	-39.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Saint John CMA	3	4	0	0	0	0	0	71
Saint John City	3	0	0	0	0	0	0	36
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	2
Rothesay	0	4	0	0	0	0	0	33
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	44	12	0	0	0	18	158	2
Moncton City	40	0	0	0	0	10	1	1
Dieppe City	0	8	0	0	0	0	155	0
Riverview Town	4	0	0	0	0	8	0	0
Remainder of Moncton CMA	0	4	0	0	0	0	2	1
Fredericton CA	9	0	0	0	0	0	24	47
Fredericton City	9	0	0	0	0	0	24	47
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Saint John CMA	3	4	0	0	0	0	1	72
Saint John City	3	0	0	0	0	0	1	36
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	3
Rothesay	0	4	0	0	0	0	0	33
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	48	29	0	0	0	18	184	57
Moncton City	40	5	0	0	0	10	2	56
Dieppe City	4	20	0	0	0	0	156	0
Riverview Town	4	0	0	0	0	8	24	0
Remainder of Moncton CMA	0	4	0	0	0	0	2	1
Fredericton CA	29	6	5	33	48	0	60	47
Fredericton City	29	6	5	33	48	0	60	47
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Third Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Saint John CMA	45	63	0	0	1	73	46	136
Saint John City	11	6	0	0	0	36	11	42
Grand Bay-Westfield	4	3	0	0	0	0	4	3
Quispamsis	16	25	0	0	1	4	17	29
Rothesay	5	11	0	0	0	33	5	44
Remainder of CMA	9	18	0	0	0	0	9	18
Moncton CMA	151	191	1	11	166	9	318	219
Moncton City	78	81	1	11	3	5	82	97
Dieppe City	22	37	0	0	155	2	177	39
Riverview Town	13	27	0	0	5	1	18	36
Remainder of Moncton CMA	38	46	0	0	3	1	41	47
Fredericton CA	59	114	0	0	26	53	87	183
Fredericton City	28	40	0	0	25	51	55	107
Remainder of Fredericton CA	31	74	0	0	1	2	32	76

Table 2.5: Starts by Submarket and by Intended Market January - September 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Saint John CMA	102	104	0	0	8	77	110	181
Saint John City	31	11	0	0	5	37	36	48
Grand Bay-Westfield	5	5	0	0	0	0	5	5
Quispamsis	29	41	0	0	3	7	32	48
Rothesay	18	23	0	0	0	33	18	56
Remainder of CMA	19	24	0	0	0	0	19	24
Moncton CMA	286	294	2	17	205	75	493	418
Moncton City	131	119	2	17	8	62	141	198
Dieppe City	45	67	0	0	159	6	204	97
Riverview Town	26	34	0	0	31	5	57	47
Remainder of Moncton CMA	83	73	0	0	7	2	90	75
Fredericton CA	127	149	48	0	75	89	252	254
Fredericton City	75	62	48	0	71	87	196	165
Remainder of Fredericton CA	50	87	0	0	4	2	54	89

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Saint John CMA	36	22	2	0	4	4	75	0	117	26	**
Saint John City	5	3	2	0	0	4	42	0	49	7	**
Grand Bay-Westfield	1	1	0	0	0	0	0	0	1	1	0.0
Quispamsis	12	13	0	0	0	0	0	0	12	13	-7.7
Rothesay	9	3	0	0	4	0	33	0	46	3	**
Remainder of CMA	9	2	0	0	0	0	0	0	9	2	**
Moncton CMA	70	54	40	24	37	7	24	95	171	180	-5.0
Moncton City	23	13	22	16	7	4	0	32	52	65	-20.0
Dieppe City	15	11	12	6	20	3	0	63	47	83	-43.4
Riverview Town	15	7	4	2	10	0	24	0	53	9	**
Remainder of Moncton CMA	16	23	2	0	0	0	0	0	18	23	-21.7
Fredericton CA	38	27	4	2	12	8	84	12	138	49	181.6
Fredericton City	12	8	2	2	12	8	84	12	110	30	**
Remainder of Fredericton CA	25	19	2	0	0	0	0	0	27	19	42.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Saint John CMA	99	77	14	6	11	7	139	0	263	90	192.2
Saint John City	14	22	10	2	4	7	104	0	132	31	**
Grand Bay-Westfield	5	5	0	2	3	0	0	0	8	7	14.3
Quispamsis	39	30	2	0	0	0	2	0	43	30	43.3
Rothesay	18	9	0	2	4	0	33	0	55	11	**
Remainder of CMA	23	11	2	0	0	0	0	0	25	11	127.3
Moncton CMA	211	192	130	110	60	31	444	138	845	471	79.4
Moncton City	62	51	82	68	12	4	355	34	511	157	**
Dieppe City	38	30	28	26	34	19	48	74	148	149	-0.7
Riverview Town	23	23	18	16	10	0	40	30	91	69	31.9
Remainder of Moncton CMA	86	88	2	0	4	8	1	0	93	96	-3.1
Fredericton CA	164	138	8	8	51	49	199	63	422	258	63.6
Fredericton City	63	49	6	8	51	49	199	63	319	169	88.8
Remainder of Fredericton CA	95	89	2	0	0	0	0	0	97	89	9.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Saint John CMA	4	4	0	0	0	0	75	0
Saint John City	0	4	0	0	0	0	42	0
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	0
Rothesay	4	0	0	0	0	0	33	0
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	37	7	0	0	0	13	24	82
Moncton City	7	4	0	0	0	0	0	32
Dieppe City	20	3	0	0	0	13	0	50
Riverview Town	10	0	0	0	0	0	24	0
Remainder of Moncton CMA	0	0	0	0	0	0	0	0
Fredericton CA	4	8	8	0	0	0	84	12
Fredericton City	4	8	8	0	0	0	84	12
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Saint John CMA	11	7	0	0	0	0	139	0
Saint John City	4	7	0	0	0	0	104	0
Grand Bay-Westfield	3	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	2	0
Rothesay	4	0	0	0	0	0	33	0
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	60	31	0	0	0	24	444	114
Moncton City	12	4	0	0	0	0	355	34
Dieppe City	34	19	0	0	0	24	48	50
Riverview Town	10	0	0	0	0	0	40	30
Remainder of Moncton CMA	4	8	0	0	0	0	1	0
Fredericton CA	10	49	41	0	0	0	199	63
Fredericton City	10	49	41	0	0	0	199	63
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Tableau 3.4 : Logements achevés par sous-marché et marché visé
Troisième trimestre 2016

Sous-marché	En propriété absolue		En copropriété		Logements locatifs		Tous logements confondus*	
	T3 2016	T3 2015	T3 2016	T3 2015	T3 2016	T3 2015	T3 2016	T3 2015
Saint John (RMR)	38	25	0	0	79	1	117	26
Saint John (ville)	5	7	0	0	44	0	49	7
Grand Bay-Westfield	1	1	0	0	0	0	1	1
Quispamsis	10	12	0	0	2	1	12	13
Rothesay	13	3	0	0	33	0	46	3
Reste de la RMR de Saint John	9	2	0	0	0	0	9	2
Moncton (RMR)	126	86	7	9	38	85	171	180
Moncton (ville)	45	26	1	6	6	33	52	65
Dieppe (ville)	47	30	0	3	0	50	47	83
Riverview (ville)	19	7	6	0	28	2	53	9
Reste de la RMR de Moncton	14	23	0	0	4	0	18	23
Fredericton (AR)	45	33	0	0	93	16	138	49
Ville de Fredericton	17	16	0	0	93	14	110	30
Reste de l'AR	27	17	0	0	0	2	27	19

Tableau 3.5 : Logements achevés par sous-marché et marché visé
Janvier - septembre 2016

Sous-marché	En propriété absolue		En copropriété		Logements locatifs		Tous logements confondus*	
	Cumul 2016	Cumul 2015	Cumul 2016	Cumul 2015	Cumul 2016	Cumul 2015	Cumul 2016	Cumul 2015
Saint John (RMR)	117	85	0	0	146	5	263	90
Saint John (ville)	23	30	0	0	109	1	132	31
Grand Bay-Westfield	8	7	0	0	0	0	8	7
Quispamsis	39	26	0	0	4	4	43	30
Rothesay	22	11	0	0	33	0	55	11
Reste de la RMR de Saint John	25	11	0	0	0	0	25	11
Moncton (RMR)	364	332	9	13	472	126	845	471
Moncton (ville)	145	113	3	6	363	38	511	157
Dieppe (ville)	92	93	0	3	56	53	148	149
Riverview (ville)	39	36	6	0	46	33	91	69
Reste de la RMR de Moncton	86	90	0	4	7	2	93	96
Fredericton (AR)	171	173	0	15	251	70	422	258
Ville de Fredericton	69	86	0	15	250	68	319	169
Reste de l'AR	96	87	0	0	1	2	97	89

Source : SCHL (Relevé des mises en chantier et des achèvements)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Saint John CMA													
Q3 2016	1	4.2	2	8.3	3	12.5	7	29.2	11	45.8	24	325,000	409,173
Q3 2015	1	5.3	0	0.0	2	10.5	10	52.6	6	31.6	19	-	377,208
Year-to-date 2016	2	3.2	4	6.3	6	9.5	18	28.6	33	52.4	63	307,500	396,120
Year-to-date 2015	2	3.7	4	7.4	7	13.0	21	38.9	20	37.0	54	-	352,766
Moncton CMA													
Q3 2016	0	0.0	3	7.5	5	12.5	16	40.0	16	40.0	40	330,000	343,955
Q3 2015	0	0.0	5	9.6	4	7.7	25	48.1	18	34.6	52	305,000	310,022
Year-to-date 2016	3	1.8	11	6.6	30	18.1	52	31.3	70	42.2	166	345,000	332,691
Year-to-date 2015	5	2.8	15	8.3	25	13.8	84	46.4	52	28.7	181	300,000	302,964
Fredericton CA													
Q3 2016	6	14.0	9	20.9	3	7.0	15	34.9	10	23.3	43	235,000	297,975
Q3 2015	4	18.2	2	9.1	2	9.1	7	31.8	7	31.8	22	-	292,050
Year-to-date 2016	10	6.6	22	14.5	20	13.2	63	41.4	37	24.3	152	270,000	302,598
Year-to-date 2015	6	4.4	15	11.0	38	27.9	51	37.5	26	19.1	136	250,000	283,425

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Third Quarter 2016

Submarket	Q3 2016	Q3 2015	% Change	YTD 2016	YTD 2015	% Change
Saint John CMA	409,173	377,208	8.5	396,120	352,766	12.3
Moncton CMA	343,955	310,022	10.9	332,691	302,964	9.8
Fredericton CA	297,975	292,050	2.0	302,598	283,425	6.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	Third Quarter 2016			Third Quarter 2015			% Change		
	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market
Saint John CMA	598	172 747	113	495	173 006	136	20,8	-0,1	-17,0
Saint John City	208	152 975	103	168	159 028	100	23,8	-3,8	3,0
Grand Bay-Westfield	33	119 095	120	29	147 966	130	13,8	-19,5	-7,7
Rothesay/Quispamsis	150	247 190	79	127	243 813	85	18,1	1,4	-7,1
Remainder of CMA	207	150 222	147	171	138 398	211	21,1	8,5	-30,3
Moncton CMA	775	164 524	165	764	168 144	117	1,4	-2,2	40,9
Moncton City	307	176 195	150	299	177 605	110	2,7	-0,8	36,4
Dieppe City	135	184 986	177	136	181 941	112	-0,7	1,7	58,8
Riverview Town	108	159 944	161	115	172 242	122	-6,1	-7,1	31,5
Remainder of Moncton CMA	225	138 521	180	214	143 957	128	5,1	-3,8	41,1
Fredericton CA	552	179 759	114	540	173 515	110	2,2	3,6	3,6
Fredericton City	246	206 094	104	239	215 671	101	9,8	-4,4	3,3
Oromocto	57	175 397	102	52	189 146	109	9,6	-7,3	-6,5
Woodstock	75	142 990	152	67	121 023	143	11,9	18,2	6,2
Outlaying Areas	174	159 805	115	182	133 015	110	-4,4	20,1	4,6

Submarket	Year-to-date 2016			Year-to-date 2015			% Change		
	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market
Saint John CMA	1 440	172 049	116	1 255	168 965	132	14,7	1,8	-12,7
Saint John City	555	148 516	104	437	148 236	111	27,0	0,2	-6,3
Grand Bay-Westfield	73	151 286	113	74	152 121	109	-1,4	-0,5	3,7
Rothesay/Quispamsis	377	250 703	84	325	246 576	87	16,0	1,7	-3,4
Remainder of CMA	435	138 804	158	419	133 359	194	3,8	4,1	-18,6
Moncton CMA	1 830	163 522	153	1 770	161 440	122	3,4	1,3	25,1
Moncton City	723	175 378	145	731	165 741	109	-1,1	5,8	33,3
Dieppe City	348	183 585	154	325	182 237	119	7,1	0,7	29,0
Riverview Town	246	162 790	133	262	168 197	135	-6,1	-3,2	-1,8
Remainder of Moncton CMA	513	133 552	173	452	135 615	139	13,5	-1,5	24,7
Fredericton CA	1 689	184 092	107	1 534	178 876	107	10,1	2,9	0,4
Fredericton City	805	212 740	94	711	210 638	93	13,2	1,0	1,5
Oromocto	190	195 798	108	183	197 729	106	3,8	-1,0	1,5
Woodstock	192	125 607	152	162	112 203	171	18,5	11,9	-10,9
Outlaying Areas	502	156 091	110	478	147 011	105	5,0	6,2	4,5

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Greater Moncton Real Estate Board/Saint John Real Estate Board/Fredericton Real Estate Board

Table 6: Economic Indicators
Third Quarter 2016

		Interest Rates			NHPI, Total, Saint John CMA 2007=100	CPI, 2002 =100	Saint John Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	107.9	123.0	63.7	9.0	66.3	816
	February	567	2.89	4.74	107.9	124.1	63.3	8.8	65.7	823
	March	567	2.89	4.74	107.7	125.3	63.3	8.9	65.9	835
	April	561	2.89	4.64	107.7	124.8	63.9	7.8	65.6	854
	May	561	2.89	4.64	107.6	125.9	63.8	7.3	65.2	866
	June	561	2.89	4.64	108.1	126.0	63.8	7.3	65.2	860
	July	561	2.89	4.64	108.2	126.1	63.7	8.2	65.8	847
	August	561	2.89	4.64	108.2	125.9	64.7	8.6	67.1	839
	September	561	2.89	4.64	108.2	125.4	64.8	8.3	67.2	835
	October	561	2.89	4.64	108.2	125.7	64.5	7.6	66.2	830
	November	561	3.14	4.64	108.4	125.6	63.2	7.3	64.7	828
	December	561	3.14	4.64	108.4	125.4	62.2	7.9	64.0	831
2016	January	561	3.14	4.64	108.2	125.9	62.1	8.3	64.2	832
	February	561	3.14	4.64	108.2	126.3	62.6	8.3	64.8	831
	March	561	3.14	4.64	108.2	126.8	62.8	8.3	65.1	828
	April	561	3.14	4.64	108.2	127.6	62.9	8.4	65.3	826
	May	561	3.14	4.64	108.2	127.9	63.0	8.3	65.1	825
	June	561	3.14	4.64	108.2	128.3	63.0	7.9	64.8	822
	July	567	3.14	4.74	108.2	129.2	63.2	7.3	64.6	826
	August	567	3.14	4.74	108.4	128.9	62.6	7.7	64.3	844
	September	561	3.14	4.64		129.3	63.1	7.3	64.5	865
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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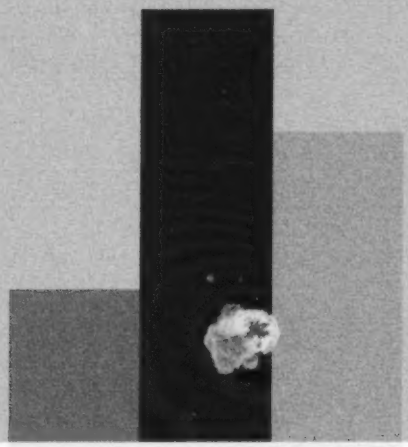

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